



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. – 10/30/02 Item -

File Number:
GP02-07-07

Council District and SNI Area:
7 – N/A

Major Thoroughfares Map Number:
100

Assessor's Parcel Number(s):
455-24-003, -061, -069 & -081

Project Manager: Mike Mena

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Heavy Industrial on a 7.9-acre site.

LOCATION: North side of Pullman Way, approximately 220 feet west of Monterey Road.

ACREAGE: 7.9

APPLICANT/OWNER:

Land Solutions/Raisch Properties

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Combined Industrial/Commercial (Communications Hill Planned Community)

Proposed Designation: Heavy Industrial (Communications Hill Planned Community)

EXISTING ZONING DISTRICT(S): HI Heavy Industrial

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Auto services, Raisch aggregate stockpile/asphalt plant – Combined Industrial/Commercial and Heavy Industrial (Communications Hill Planned Community)

South: Electric contractor, Azevedo quarry and industrial trucking services – Combined Industrial/Commercial/Industrial Park (Communications Hill Planned Community)

East: Various auto related uses – Combined Industrial/Commercial (Communications Hill Planned Community)

West: Quarry, asphalt plant, aggregate manufacturing, vacant – Industrial Park (Communications Hill Planned Community)

ENVIRONMENTAL REVIEW STATUS:

Communications Hill Specific Plan Final EIR, Resolution No. 63624, adopted on April 7, 1992.

PLANNING STAFF RECOMMENDATION:

Heavy Industrial on 7.9 acres.

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Public Works (DPW) – The amendment site is located in Flood Zone D.
- Department of Transportation (DOT) – The subject amendment would not result in long-term traffic impacts.

GENERAL CORRESPONDENCE:

None.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a privately initiated General Plan amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Heavy Industrial on a 7.9-acre site. The site is currently developed with the Raisch corporate office and industrial trucking facilities. The Raisch Company currently operates an asphalt plant and aggregate manufacturing facility on an adjacent 9-acre Heavy Industrial designated site to the north. The asphalt plant and aggregate manufacturing facility has been in operation for over 40 years. In 2001, the Raisch Company received City approval to replace and upgrade those facilities and construct new corporate headquarters. The applicant has stated that the amendment proposal is intended to allow for anticipated future growth and expansion of its existing operation.

BACKGROUND

In 1992 the Communications Hill Specific Plan was adopted to create a unified, high-density residential, pedestrian-oriented, urban community with a mix of uses on and around Communications Hill. At the same time, the City Council amended the General Plan to add the Communications Hill Planned Community in order to incorporate the major features of the Specific Plan directly into the General Plan.

A specific plan is a long-range set of policies for land use and development in a defined area. The Specific Plan has enabled the City of San Jose, in coordination with representatives of the Communications Hill Specific Plan Task Force and property owners, to identify the desired background, vision, and character for the area. The plan also addresses allowed uses and the development criteria at a level of detail beyond the scope of the General Plan. The Specific Plan designates the flatland area in proximity to and along Monterey Road for Heavy Industrial, Light Industrial and Combined Industrial/Commercial uses. The intent of this subarea is to expand the development opportunities without jeopardizing the existing industrial uses.

ANALYSIS

Existing and Surrounding Land Uses

The project site is located on the north side of Pullman Way, approximately 220 feet west of Monterey Road. The site is zoned HI Heavy Industrial and is comprised of four parcels that are developed with conforming industrial uses. Existing uses on the subject site include the Raisch corporate office and industrial trucking facilities. Other industrial uses which surround the subject site include:

- ❖ North – Raisch asphalt/quarry, auto-related uses (i.e., repair and body shop) and a 54-unit mobile home park.
- ❖ South – Industrial trucking services, a towing facility and other industrial uses.
- ❖ East – Warehouse, auto-related uses (i.e., repair and body shop), and Monterey Road.
- ❖ West – Union Pacific Railroad tracks, vacant land and asphalt manufacturing/quarry



Westerly of the project site from Monterey Road.



South of the project site along Daylight Ave.

The proposed amendment site is part of a larger intact industrial area, approximately 375 acres in size. It is located on both sides of Monterey Road, extending generally from Umbarger Road to Capitol Expressway. This area is made up of predominantly industrial and industrial-oriented commercial uses. These uses include heavy and light manufacturing, warehouse, auto-related uses, quarry operations, concrete and asphalt facilities, and other industrial-oriented commercial/retail uses (see Figure 1). All the uses that surround the subject site are generally in conformance with the respective existing industrial zoning districts (HI Heavy Industrial, LI Light Industrial, and IP Industrial Park).

Land Use Compatibility

The proposed designation of Heavy Industrial would be compatible with the existing and planned land uses in the immediate area. Typical uses associated with the proposed Heavy Industrial designation are those which generate nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other uses. The Communications Hill Specific Plan envisions the flat area in proximity to and along Monterey Road for primarily industrial and commercial-oriented industrial uses.

As described above, the existing uses that surround the subject site are those of an industrial nature including the adjacent Raisch Products asphalt facility. Therefore, the proposed Heavy Industrial designation to facilitate the expansion of the existing asphalt facility would be compatible with the surrounding area. In the event that the Raisch business should not grow, the expansion of the heavy industrial designation at this location could accommodate other compatible heavy industrial business wishing to locate in San Jose.

Approximately 350 feet northerly of the subject site is a pending General Plan amendment for the “Goble Lane” site (GP02-07-04), proposing to change a 33-acre site designated Heavy Industrial, Combined Industrial/Commercial and Single-Family Residential (Mobile Home Park) to High Density Residential (25-50 DU/AC). If approved, the Goble Lane amendment could accommodate up to 1,421 residential units.



Policy Consistency

Consistency with the General Plan

The City of San Jose’s General Plan is the adopted statement of goals and policies for the future character and quality of development in the community as a whole. The proposed redesignation of this site to Heavy Industrial is consistent with the General Plan Economic Development Major Strategy. The subject amendment would increase the inventory of Heavy Industrial land by approximately 8 acres; thereby, strengthening the land base for industrial suppliers and services. Industrial suppliers and services support other businesses and contribute to a diverse economy in San Jose.

The intent of the General Plan Industrial Land Use Goals and Policies encourage the development of industrial land to provide sufficient opportunities for job growth and for expansion of the City’s tax base. Reserving some areas exclusively for industrial uses maintains the desirability of those locations for potential future industrial users. The amendment site is located near the Monterey Corridor, and therefore the subject amendment would be consistent with Industrial Land Use Policy #9, which encourages industrial supplier/service business retention and expansion in appropriate areas of the City (e.g., Monterey Corridor). The amendment is also consistent with Industrial Land Use Policy #15, which states that exclusively industrial areas should be reserved for industrial uses.

The subject amendment is consistent with General Plan Economic Development Policy #1 in that approving the proposed amendment would further the City’s efforts to enhance its economic development goals and increase employment opportunities for San Jose citizens by attracting businesses and industries which are particularly suited to the area. The proposed amendment is also consistent with Economic Development Policy #7 that encourages a mix of land uses in appropriate locations which contribute to a

balanced economic base, including industrial suppliers and services, commercial support services, “green industries” as well as high technology manufacturers and other related industries.

Consistency with the Communications Hill Specific Plan

For the area east of the railroad tracks, the intent of the Communications Hill Specific Plan is to provide development opportunities that support the long term industrial uses in the area. The proposed General Plan amendment would be consistent with the intent of the Specific Plan for the subject site and surrounding properties.

Future development of the site would need to conform to the design standards outlined within the Communications Hill Specific Plan to ensure that the development providing the appropriate streetscape design. A heavy industrial use would be able to meet these standards by screening activities on the site with landscaping.

PUBLIC OUTREACH

The property owners within the project boundaries and/or property owners within a 1000-foot radius were sent a newsletter regarding the two community meetings that were held on October 8 and 10, 2002. They also received a hearing notice of the public hearings to be held on the subject amendment before the Planning Commission in August and City Council in September. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments. No comments were received by staff at the community meetings.

RECOMMENDATION

Staff recommends Heavy Industrial.

Attachments

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